
S-4365
GROGAN MINOR SUBDIVISION
Minor-Sketch Plan

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners Terrance & Margaret Grogan, who are also the property owners, represented by R.W. Gross and Associates, are seeking primary approval of a two lot subdivision on 6.00 acres, located on the south side of CR 900 N, approximate 1/2 mile east of CR 75 E, in Tippecanoe 9 (NW) 24-4.

AREA ZONING PATTERNS:

The site is zoned Agricultural as is all surrounding property, except for a small piece of Flood Plain zoning in the southeast corner of the subdivision associated with the North Fork of Burnetts Creek. The creek is to the east of the site in question.

AREA LAND USE PATTERNS:

Proposed Lot 1 has a house and two outbuildings; construction of a house on proposed Lot 2 has already started. (Petitioners filed a surety bond with the county that the two lot subdivision would be finalized.) Tippecanuck Estates is to the west and south of the site; a tree farm is to the southwest. The rest of the surrounding area is either wooded with large-lot single-family residences or farmed. The parent tract is all of the 6.0 acres in question; following the recordation of the final plat, two division rights will remain.

TRAFFIC AND TRANSPORTATION:

This stretch of CR 900 N is classified as a rural local road by the adopted County *Thoroughfare Plan*. The County Highway Department is not requiring a "no vehicular access" statement. The 30' half-width right-of-way shown is correct. Currently a horse-shoe shaped driveway straddles the new lot line between Lots 1 and 2. If the current property owners wish to let both lots continue to use both entrances, an ingress/egress easement will need to be shown on the final plat. If not, county highway will allow the existing entrances to serve each lot individually.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The County Surveyor's Office has already approved drainage on site. A letter from the County Health Department states that, "Lot 1 contains an existing single-family dwelling served by an existing on-site sewage disposal system. ...Lot 2 is suitable for a standard subsurface absorption system with perimeter drain to lower seasonal high water table. No easement is required for the perimeter drain outlet."

CONFORMANCE WITH UZO REQUIREMENTS:

All required setbacks have been shown; both lot widths and lot areas meet ordinance standards. Because there is a waterway running through the property, the Flood Plain will need to be certified.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted.
4. The Regulatory Flood Elevation and Boundary for the North Fork of Burnetts Creek Flood Plain shall be shown. It shall also be described and certified as specified in Unified Zoning Ordinance, Section 2-27-17 on the final plat.
5. The street addresses and County Auditor's Key Number shall be shown.